

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION



City Planning Board Staff Reports 2021

Monday, October 8, 2021

7:00 P.M.

City Hall Forum

**Agenda
City Planning Board
Springfield, Ohio
Monday, October 11, 2021
7:00 P.M.**

1. Call to Order

2. Roll Call

3. Approval of Minutes – September 13, 2021

ACTION

4. Case # 21-Z-17 Rezoning

DISCUSSION
& ACTION

Request for an OPD-H District overlay to rezone parcel #s 3400700029100016, 3400700029100018, 3400700029100020, 3400700029100022 and 3400700029100023 at Winton Pl. and Rodgers Dr. in a RS_8 District, for developing 8-units of housing facing Winton Place.

5. Case # 21-Z-18 Rezoning

DISCUSSION
& ACTION

Request to rezone parcel 3400700034310011 at 905 S Lowry Ave to CN-2 Neighborhood Commercial District to use existing structure as a deli.

6. Case # 21-RW-08 Right of Way Vacation

DISCUSSION
& ACTION

Request to vacate the first Alley SW of Jasper St from Lagonda Ave SE to the 1st intersecting alley. (Address: 1631 Lagonda Ave.)

7. Board Comments

DISCUSSION

8. Staff Comments

DISCUSSION

9. Adjourn - Next meeting November 8, 2021

ACTION

2021 City Planning Board Call to Order: Roll Call

Name	Term Expiration
Alex Wendt	04/24/2021
Amanda Fleming	01/01/2022
Charles Harris	03/30/2022
Trisha George	04/14/2022
Jack Spencer	06/16/2022
Kathryn Campbell	01/28/2023
Peg Foley	12/22/2023
Christin Brown-Worthington	03/02/2024
Lorin M Wear III	03/30/2024

Agenda Item # 4
Case # 21-Z-17
Rezoning

Staff Report

TO: City Planning Board

DATE: September 30, 2021

PREPARED BY: Vaidehe Agwan

SUBJECT: Rezoning Case #21-Z-17

GENERAL INFORMATION:

Applicant: Clay Chester, Premier Property Sales Ltd., P.O.Box 331, S Vienna, Ohio. 45369.

Owner: See applicant.

Requested Action: Request for an OPD-H District to develop housing at 1128, 1124, 1120, 1116 Winton Pl. and 1117 Rodgers Dr. in a RS-8 District.

Location: Winton Pl. and Rodgers Dr.

Size: 0.68 acre

Existing Land Use and Zoning: RS-8 Medium-Density, Single-Family Residence District.

Surrounding Land Use and Zoning: North: Residential, RS-8
East: Residential, RS-8
South: Residential, RS-8
West: Residential, RS-8

Applicable Regulations: Chapter 1129 OPD-H Planned Development Housing Overlay District

File Date: September 30, 2021

BACKGROUND:

The applicant wishes to merge subject parcels at Winton Pl and Rodgers Dr to develop 8 dwelling units with parking spaces that have access through Rodgers Dr. In order to achieve the site design and layout the applicant requests approval to have an OPD-H Planned Development Housing Overlay District in a RS-8 zone.

ANALYSIS :

Land Use and Zoning:

The purpose of the OPD-H Planned Development Housing Overlay District is to permit flexibility in the use and design of structures. It permits modifications of requirements of the underlying zone without being contrary to the intent and purpose of the Zoning Code and retains the consistency

Staff Report

with surrounding land uses. RS-8 District permits 2 dwelling units per parcel, so having 8 units on 5 parcels combined is not contrary to zoning code.

The proposed residential development is compatible with surrounding land uses.

The Connect Clark County Comprehensive Plan shows the future character area around the subject parcels as “Traditional Neighborhood, High Intensity.” Hence, the proposed development is compatible with the future character area.

RS-8 Medium-Density, Single-Family Residence District:

Principal uses permitted.

- (a) Adult family home.
- (b) Day-care home, type B.
- (c) Dwelling, single-family detached.
- (d) Family home.

Provisional uses permitted.

- (a) Duplex, provided it shall be developed in accordance with the dimensional requirements of the RM-12 district and that the minimum lot area is 8,700 square feet and the minimum lot area per unit is 4,350 square feet.
- (b) Dwelling, zero lot line or attached, subject to the requirements of Chapter 1135.

Conditional uses permitted.

- (a) Club, subject to the requirements of Chapter 1135.
- (b) Day-care home, type A.
- (c) Public utility or public use, subject to the requirements of Chapter 1135.
- (d) Religious institution, subject to the requirements of Chapter 1135.
- (e) School, generalized private instruction for kindergarten through twelfth grade students.
- (f) Museums consisting of an architecturally significant house listed on the National Register of Historic Places and located in a city-designated historic district or in a historic district listed on the National Register of Historic Places; together with specific, approved, related commercial operations to serve museum patrons (such as, by way of example, a museum store). (Ord. 02-272. Passed 7-9-02.)
- (f) Daycare center, subject to the requirements of Chapter 1135.
- (g) Community center, subject to the requirements of Chapter 1135. (Ord. 09-93; 09-94. Passed 4-14-09.)

Returned staff reports from:

City Manager’s Office:	Recommends approval with no objections.
City Service Department:	Recommends approval. Sanitary sewer needs to be extended on Rodgers Dr. Fire Dept. needs to review drive and parking lot regarding access. Water line/Hydrant will be in the rear. Sanitary sewer and water will be private and fed off of Rodgers Dr.
City Police Department:	Recommends approval with no objections.
City Fire Department:	Recommends approval with no objections.

Staff Report

City Building Department: Recommends approval with no objections.

City Planning/ Zoning Department: Recommends approval with no objections.

STAFF RECOMMENDATION:

The proposed development being less than 2 acres, intends to utilize the undeveloped land between newly constructed housing units along E Mc Creight Ave and E Norther Ave. for infill development thereby adding value to the neighborhood. The approval of the request to apply an OPD-H district will add value to the neighborhood and ensure a harmonious integration of proposed development into the neighborhood.

Staff recommends approval of request for an OPD-H District in a RS-8 zone. Staff also recommends that the Board consider the need for housing options and the neighborhood's interests to make its recommendation to the City Commission.

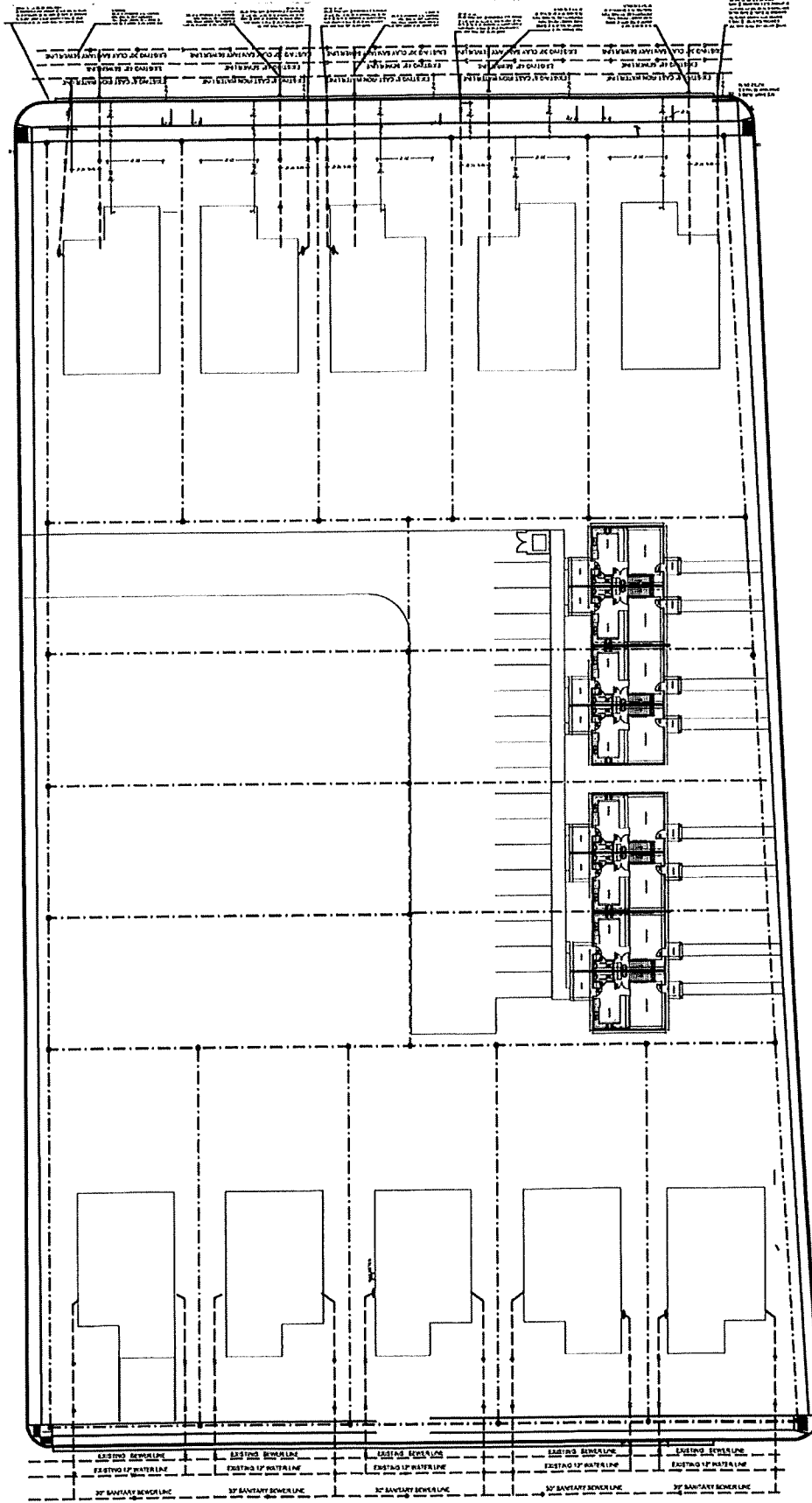
ATTACHMENTS:

1. Vicinity and zoning map
2. Application
3. Site plan

21-Z-17 Rezoning to OPD-H # 21-Z-17 Winton Pl. and Rodgers Dr.



21-Z-17 Rezoning to OPD-H # 21-Z-17 Winton Pl. and Rodgers Dr.





☒ Planning & Zoning

FOR OFFICE USE ONLY

Case #: _____
Date Received: _____
Received by: _____
Application Fee: \$ _____
Review Type: _____
☐ Admin ☐ CPB ☐ BZA

GENERAL APPLICATION

A. PROJECT

1. Application Type & Project Description (*attach additional information, if necessary*):

Combine and Rezone (1128, 1124, 1120, 1116 Winton Pl.
& 1117 Rodgers Drive) to an OPD-H District

2. Address of Subject Property: 1128, 1124, 1120, 1116 Winton Pl. & 1117 Rodgers Dr.

3. Parcel ID Number(s): 3400700029100016, 18, 20, 22, 23

4. Full legal description attached? ☐ yes ☒ no

5. Size of subject property: .68 Acres

6. Current Use of Property: 500 Residential Vacant

7. Current Zoning of Property: 500 Residential

B. APPLICANT

1. Applicant's Status (*attach proof of ownership or agent authorization*) ☒ Owner

☐ Agent (*agent authorization required*) ☐ Tenant (*agent authorization required*)

2. Name of Applicant(s) or Contact Person(s): Clay Chester

Title: Owner

Company (if applicable): Premier Property Sales Ltd

Mailing address: P.O. Box 331

City: S. Vienna State: OH ZIP: 45369

Telephone: (937) 408-8585 Fax: () _____

Email: chesterfoods@yahoo.com

3. If the applicant is agent for the property owner:

Name of Owner (title holder): _____

Mailing Address: _____

City: _____ State: _____ ZIP: _____

**I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION
CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY/OUR
KNOWLEDGE.**


Signature of Applicant

Signature of Co-applicant

Clay Chester
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Ohio

County of Clark

The foregoing instrument was acknowledged before me this 16th day of
September, 2021

by Rebecca A Carden (name of person acknowledged).

(seal)



REBECCA A CARDEN
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES 07-25-25

Rebecca A Carden

Notary Public Signature

My commission expires: 7-25-25



CITY OF SPRINGFIELD
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION

PD, CC-2A, OPD-H OR G DISTRICT DEVELOPMENT PLAN/
OR AMEND AN EXISTING DEVELOPMENT PLAN

Date: 9-15-21

Property Address: 1124 Winton Pl. Springfield

Please check one: ☒ OPD-H Dev Plan ☐ CC-2A Dev Plan ☐ PD ☐ G District

The undersigned petitions for the proposed/or amendment to the development plan for .68 acres at 1124 Winton Pl. Springfield (street address or simple location description).

Exhibit A

Attach either a metes and bounds description or subdivision and lot number description.

Exhibit B

Attach a site plan of the petitioned lands.

Exhibit C

Attach a full description of the proposed development plan or amendment to the development plan including a site plan and all required associated materials according to the zoning request.

Exhibit D

1. Does the proposed change in zoning conform to City's adopted Thoroughfare Plan? Will it adversely affect the capacity of the present road system in the area?
2. Are adequate sanitary sewer, water, and storm drainage facilities available?

Exhibit E

List reasons for the requested action.

The undersigned deposes and states that I am the owner or authorized agent of the property involved in this petition.

**I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION
CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY/OUR
KNOWLEDGE.**


Signature of Applicant

Signature of Co-applicant

Clay Chester Owner
Typed or printed name and title of applicant

Typed or printed name of co-applicant


State of Ohio

County of Clock

The foregoing instrument was acknowledged before me this 10th day of
September, 2021

by Rebecca A Carden (name of person acknowledged).

(seal)


Notary Public Signature



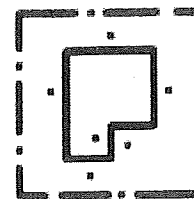
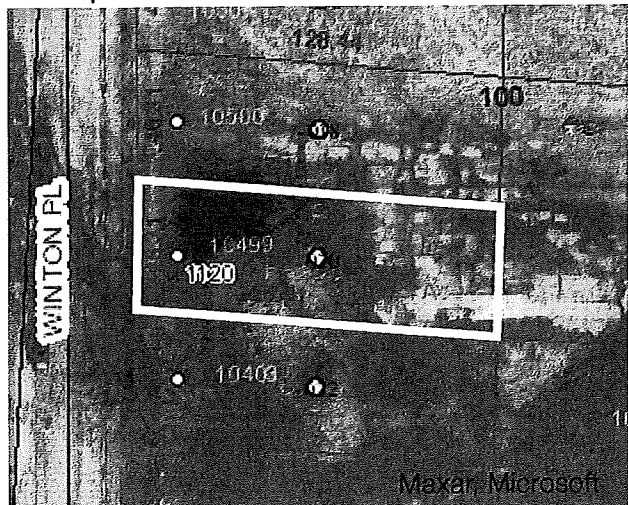
REBECCA A CARDEN My commission expires: 7-25-25
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES 07-25-25



Clark County GIS - John S. Federer
(937) 521-1860 - gis@clarkcountyohio.gov

Report generated: Wednesday, September 15, 2021

Parcel Report



Sorry, no sketch available
for this record

Base Data

Parcel Number: 3400700029100020
Owner Name: PREMIER PROPERTY SALES LTD
Property Address: WINTON ST, SPRINGFIELD 45503
Percent Owned %: 100

Geographic

City: SPRINGFIELD CORPORATION
Township: SPRINGFIELD CSD
School District: SPRINGFIELD CSD

Mailing Address

Mailing Name: PREMIER PROPERTY SALES LTD
Mailing Address: PO BOX 331
City State Zip: SOUTH VIENNA OH 45369

Legal

Neighborhood: 340R0030
Legal Acres: 0.00
Legal Description: NORTHERN HEIGHTS W PT
Use: RESIDEN VAC, PLATTED VACANT LOT
Map Number: 10499; 0035-01
Class: R

Valuation

	Appraised	Assessed (35%)
Land Value:	\$5,780.00	\$2,020.00
Building Value:	\$0.00	\$0.00
Total Value:	\$5,780.00	\$2,020.00
CAUV Value:	\$0.00	
Taxable Value:	\$2,020.00	

Tax Credits

Homestead Exemption: No
2.5% Reduction: No

Land

Description	Effective Lot Size	Act. Frontage	Acres	Sq. Foot	Value
	46 * 126	46.3	0.133	5,796	\$5,780.00

Land Totals

Effective Total Acres: 0.133
Effective Total Square Footage: 5,796
Total Value: \$5,780.00

Valuation

	Appraised	Assessed (35%)
Land Value:	\$5,780.00	\$2,020.00
Building Value:	\$0.00	\$0.00
Total Value:	\$5,780.00	\$2,020.00
CAUV Value:	\$0.00	
Taxable Value:	\$2,020.00	



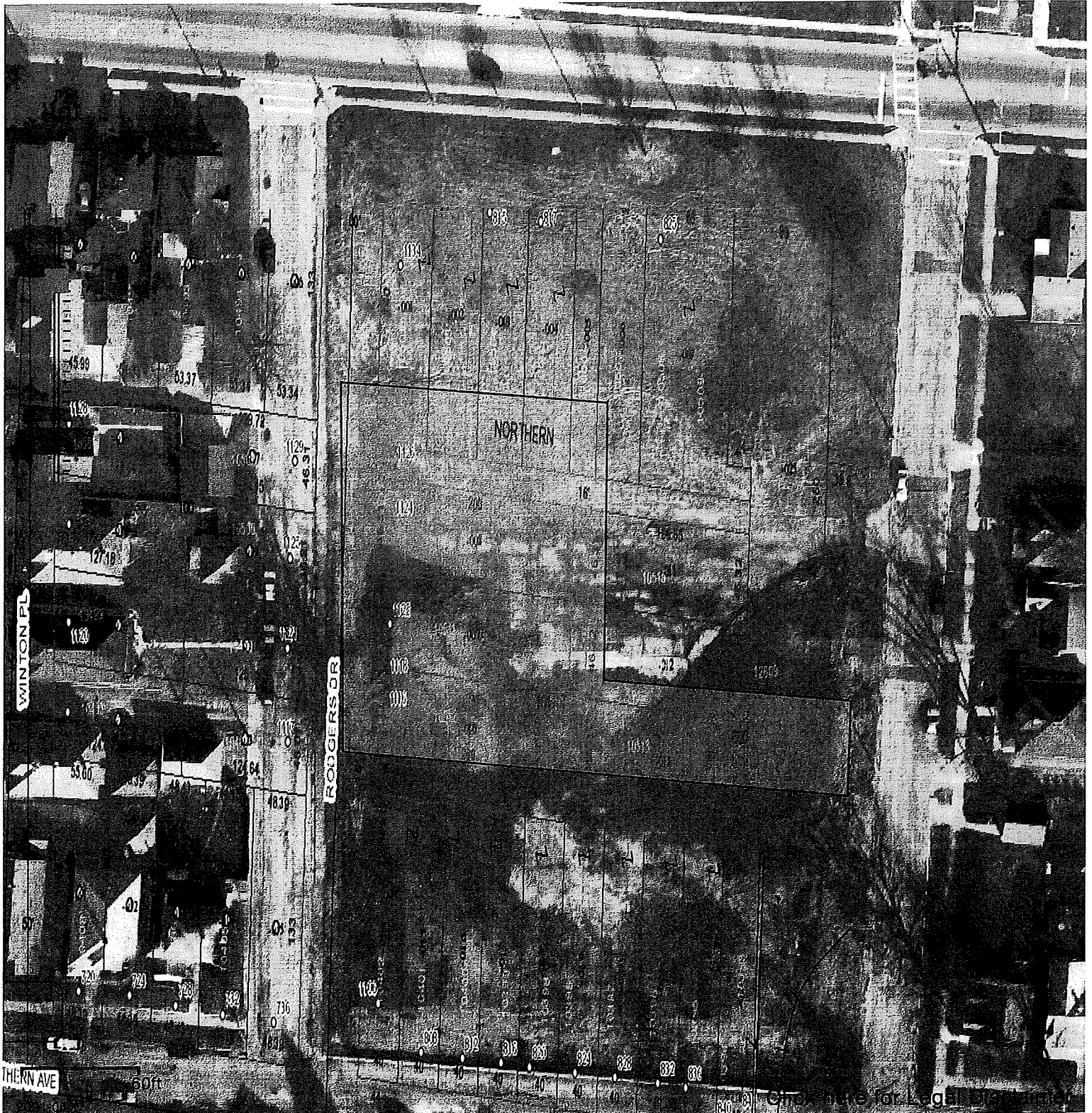
Clark County GIS - John S. Federer

(937) 521-1860 -

gis@clarkcountyohio.gov

Exhibit A

(<https://www.clarkcountyauditor.org/>)





Clark County GIS -
John S. Federer
 (937) 521-1860 -
gis@clarkcountyohio.gov

(<https://www.clarkcountyauditor.org/>)

Exhibit B



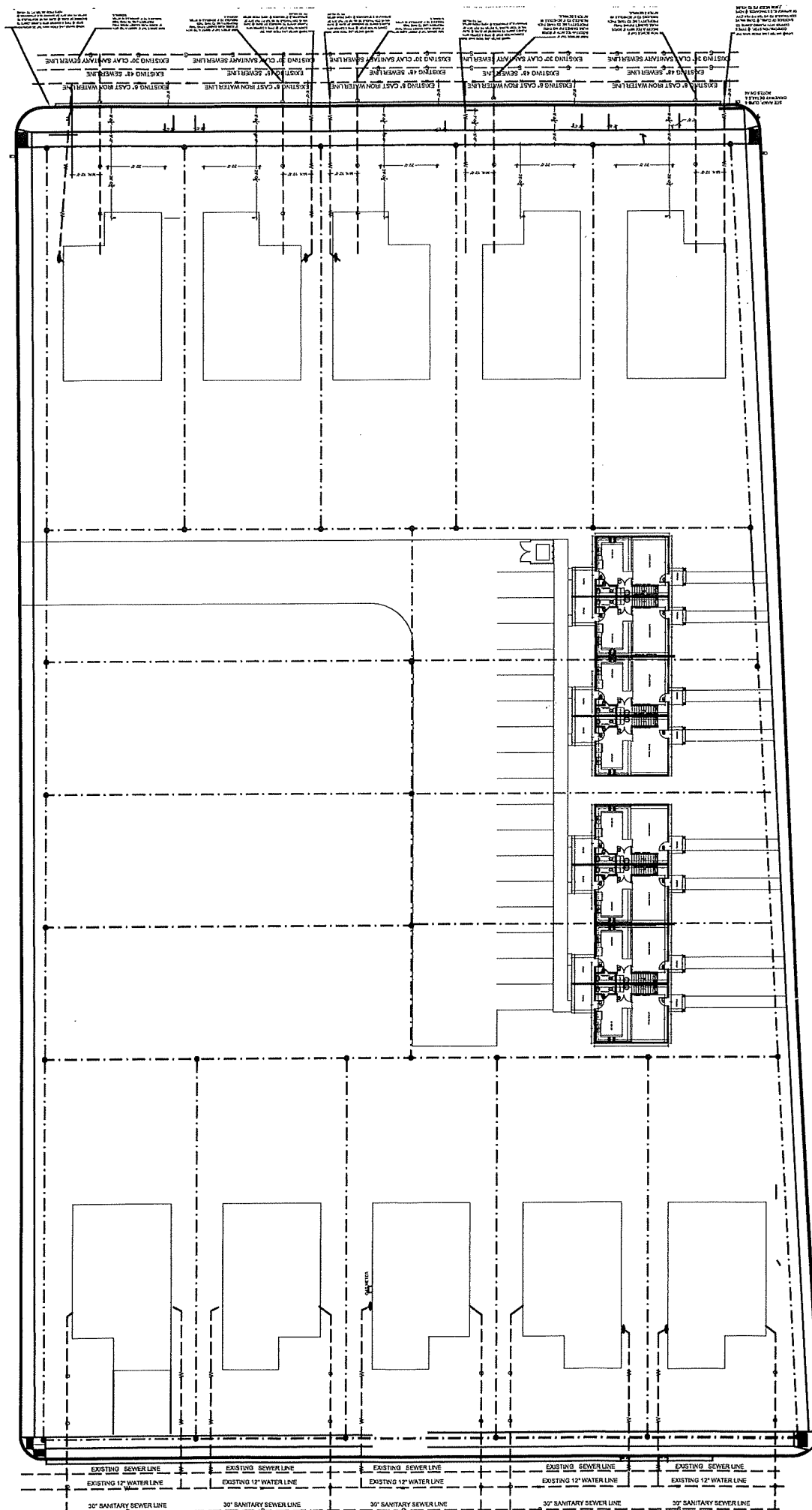


Exhibit C

-Combine parcels 3400700029100016, 3400700029100018, 3400700029100020, 3400700029100022, 3400700029100023.

-Build Two two 4-Unit Multi family buildings facing Winton place.

-Driveway Entering Property on parcel3400700029100023

-Install Adequate parking lot behind both 4-Unit buildings.

-Utilities will be pulled from Rodgers Dr.

Exhibit D

This zoning change will not over saturate the current traffic conditions in the area.

Premier Property Sales along with the City of Springfield is currently in the process of installing larger sewer lines on Rodgers Dr that will feed this property. Water and Storm Drainage are sufficient .

Exhibit E

- Increase new housing opportunities for the City
- Use what would be an otherwise vacant lot for betterment of the community
- Complete the development that has taken place around said lot

Agenda Item # 5
Case # 21-Z-18
Rezoning

Staff Report

TO: City Planning Board

DATE: September 30, 2021

PREPARED BY: Vaidehe Agwan

SUBJECT: Rezoning Case #21-Z-18

GENERAL INFORMATION:

Applicant: Stephen Jackson, 626 Dayton Ave., Springfield, Ohio. 45506.

Owner: See applicant.

Requested Action: Request to rezone parcel at 905 S Lowry Ave to CN-2 Neighborhood Commercial District in a RS-8 District.

Location: 905 S Lowry Ave.

Size: 0.154 acre

Existing Land Use and Zoning: RS-8 Medium-Density, Single-Family Residence District.

Surrounding Land Use and Zoning: North: Residential, RS-8
East: Residential, RS-8
South: Residential, RS-8
West: Residential, RS-8

Applicable Regulations: Chapter 1113 & 1108

File Date: September 30, 2021

BACKGROUND:

The subject parcel has existing commercial structure built in 1927 and has been a commercial use structure. The parcel was owned by Christ Temple Church was recently purchased by the applicant who wants to bring back the commercial use of parcel. The applicant will reuse the existing structure as a deli serving the neighborhood.

ANALYSIS :

Land Use and Zoning:

Per the zoning code a CN2 Neighborhood Commercial District permits store selling deli goods under principal uses permitted. A deli is considered small scale establishment serving surrounding residential neighborhood. The existing structure is 1040 sq ft and if plans to expand in future, it shall remain below 5000 sq.ft. to stay in compliance.

Staff Report

The Connect Clark County Comprehensive Plan shows the future character area of and around the subject parcel as “Traditional Neighborhood, High Intensity” which has small scale retails as secondary permitted use. Hence, the proposed development is compatible with the future character area.

CN-2 Neighborhood Commerical District

1113.02 Principal uses permitted.

- (a) Financial institution.
- (b) Grocery store, including specialty foods such as bakery and delicatessen goods (limited to maximum of 5,000 SF per store).
- (c) Personal service establishment. (Ord. 14-113. Passed 5-13-14.)
- (d) U.S. postal station.
- (e) Videotape rental store.
- (f) Copy service establishment.
- (g) Meeting Hall.
- (h) Optical, prosthetics, medical and dental supply store, limited to retail sales.
- (i) Pharmacy limited to the retail sale of drugs and pharmaceutical products (limited to maximum of 5,000 SF per store).
- (j) Museum and art gallery.
- (k) Office use allowed in the CO-1 District.
- (l) Retail establishment (including a restaurant, does not include a drive-in restaurant), except those uses listed as conditional uses (limited to maximum of 5,000 SF per business). (Ord. 07-131. Passed 5-15-07.)

1113.03 Provisional uses permitted.

- (a) Dwelling located above the ground floor of another principal use allowed in this district, provided the density shall not exceed one (1) dwelling unit per 1,000 square feet of lot area for mixed-use buildings and 1,800 square feet for residential use buildings.
- (b) Duplex, subject to the dimensional requirements of the RM-12 district and provided the minimum lot area shall be 5,000 square feet and the minimum lot area per unit shall be 2,000 square feet.
- (c) Dwelling, single-family detached, subject to the dimensional requirements of the RS-8 district.
- (d) Dwelling, zero lot line or attached, subject to the requirements of Chapter 1135 and the dimensional requirements of the RM-12 district and provided the minimum lot area per unit shall be 1,800 square feet.
- (e) Religious institution subject to the requirements of Chapter 1135. (Ord. 07-131. Passed 5-15-07.)

1113.04 Conditional uses permitted.

- (a) Day-care center.
- (b) Public utility and public use, subject to the requirements of Chapter 1135.
- (c) Emergency housing, provided the minimum lot area shall be at least 300 square feet for each permanent resident and 200 square feet times the maximum permitted occupant load for guests.
- (d) Laundromat.
- (e) Laundry and dry cleaning pick-up and delivery services establishment.
- (f) School, specialized or general private instruction.
- (g) Commercial recreational use.
- (h) Theater (limited to maximum of 5,000 SF total theater space per building).
- (i) Club
- (j) Building construction and assembly.
- (k) Communication station, center, and studio (not including a tower).
- (l) Manufacture, compounding, processing, treatment assembling of articles or components from previously prepared materials such as, but not limited to, bone, canvas, cellophane, cement, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather (except a tannery), metal, paper, plastics, precious or semi-precious metals or stones, rubber, shells, textiles, tobacco, wax, wire, wood (except logging camps, sawmills, and planing mills), and yarns.
- (m) Wholesale trade and warehouse establishment.
- (n) Retail establishment in excess of 5,000 square feet (including a restaurant, does not include a drive-in restaurant).
- (o) Manufacture, processing and packaging of food and kindred products except grain milling and processing,

Staff Report

stockyards and slaughter houses.

(p) Dwelling located on the ground floor of another principle use, provided the density shall not exceed one (1) dwelling unit per 1,800 square feet of lot area.

(q) Hotel.

(r) Parking, non-accessory. All parking must be screening using urban screening. Urban screening shall consist of a natural stone or brick material and iron or similar material. Urban screening shall consist of a minimum of 10 percent opacity by including, at a minimum, one masonry post once every 10 feet. The materials for screening and their placement shall comply with the requirements of Subsection 1156.01 and 1161.02(h). (Ord. 07-131. Passed 5-15-07.)

(s) Community center, subject to requirements of Chapter 1135. (Ord. 09-94. Passed 4-14-09.)

Returned staff reports from:

City Manager's Office: Recommends approval with no objections.

City Service Department: Pending comments as of Oct 6, 2021.

City Police Department: Recommends approval with no objections.

City Fire Department: Recommends approval with no objections.

City Building Department: Recommends approval with no objections.

City Planning/ Zoning Department: Recommends approval with no objections.

STAFF RECOMMENDATION:

Staff recommends approval of request as this will be efficient use of parcel and property which has been vacant. The applicant's request being less than 5000 sq ft structure on a less than 2 acre parcel, intends to utilize the vacant property and will benefit surrounding residences too. Staff envisions the area to be a mix-use neighborhood having access to food and retail.

Staff recommends approval of request to rezone RS-8 to CN-2. Staff also recommends that the Board consider the need for small scale food stores and retail that serve the surrounding residences and the neighborhood's interests to make its recommendation to the City Commission.

ATTACHMENTS:

1. Vicinity and zoning map
2. Application
3. Site plan

21-Z-18 Rezoning to CN-2 905 S Lowry Ave.



21-Z-18 Rezoning to CN-2 905 S Lowry Ave.





FOR OFFICE USE ONLY	
Case #:	21-130
Date Received:	9-13-21
Received by:	JLS
Application Fee: \$	285
Review Type:	
<input type="checkbox"/> Admin	<input checked="" type="checkbox"/> CPB <input type="checkbox"/> BZA

GENERAL APPLICATION

A. PROJECT

1. Application Type & Project Description (attach additional information, if necessary):

Rezone to commercial for
Det.

2. Address of Subject Property: 905 S. Lowry

3. Parcel ID Number(s): 3406700034310011

4. Full legal description attached? ☒ yes ☐ no

5. Size of subject property: 0.154 Acres

6. Current Use of Property: N/A

7. Current Zoning of Property: residential (RS-8)

B. APPLICANT

1. Applicant's Status (attach proof of ownership or agent authorization) ☒ Owner

☐ Agent (agent authorization required) ☐ Tenant (agent authorization required)

2. Name of Applicant(s) or Contact Person(s): Stephen Jackson

Title: owner

Company (if applicable): N/A

Mailing address: 1026 Dayton Ave

City: Springfield State: OH ZIP: 45506

Telephone: (937) 361-1950 Fax: ()

Email: weir937ready@gmail.com

The City of
Springfield
COMMUNITY
Development
Planning & Zoning

Date: 9-16-2

Property address: _____

The undersigned per
residential D.

Please submit the foll

EXHIBIT A

Attach either a metes and
description (this can be

EXHIBIT B

Attach a site plan of the p

EXHIBIT C

Rezoning request statement:
amendment.

EXHIBIT D

1. Is the requested zone c

yes

2. Does it conform to the City
Community Development?

Y



FOR OFFICE USE ONLY	
Case #:	21-130
Date Received:	9-13-21
Received by:	JLS
Application Fee: \$	285
Review Type:	
<input type="checkbox"/> Admin	<input checked="" type="checkbox"/> CPB <input type="checkbox"/> BZA

GENERAL APPLICATION

A. PROJECT

1. Application Type & Project Description (attach additional information, if necessary):

Rezone to commercial for
Det.

2. Address of Subject Property: 905 S. Lowry

3. Parcel ID Number(s): 3406700034310011

4. Full legal description attached? ☒ yes ☐ no

5. Size of subject property: 0.154 Acres

6. Current Use of Property: N/A

7. Current Zoning of Property: residential (RS-8)

B. APPLICANT

1. Applicant's Status (attach proof of ownership or agent authorization) ☒ Owner

☐ Agent (agent authorization required) ☐ Tenant (agent authorization required)

2. Name of Applicant(s) or Contact Person(s): Stephen Jackson

Title: owner

Company (if applicable): N/A

Mailing address: 1026 Dayton Ave

City: Springfield State: OH ZIP: 45506

Telephone: (937) 361-1950 Fax: ()

Email: war937ready@gmail.com



☒ Planning & Zoning

CITY OF SPRINGFIELD
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION
REZONING APPLICATION

Date: 9-16-21

Property address: 905 S. Lowry

The undersigned petitions that the following described property be rezoned from a/an residential District to a/an Commercial District containing 0.154 acres.

Please submit the following Exhibits with this rezoning application:

EXHIBIT A

Attach either a metes and bounds legal description or subdivision and lot number description (this can be obtained at the A. B. Graham Building).

EXHIBIT B

Attach a site plan of the petitioned lands.

EXHIBIT C

Rezoning request statement: Attach a sheet listing your reasons for the zoning district amendment.

EXHIBIT D

1. Is the requested zone compatible to existing zoning and land use in the area?

yes

2. Does it conform to the City's adopted Land Use Plan and the best overall Community Development?

yes

3. Does the proposed change in zoning conform to City's adopted Thoroughfare Plan? Will it adversely affect the capacity of the present road system in the area?

yes & yes

4. Are adequate sanitary sewer, water, and storm drainage facilities available?

yes

I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY/OUR KNOWLEDGE.

Stephen A. Jackson
Signature of Applicant

Signature of Co-applicant

Stephen A. Jackson
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Ohio

County of Clark

The foregoing instrument was acknowledged before me this 13th day of Sept., 2021

by Stephen A. Jackson (name of person acknowledged).

(seal)



REGINA E. JEFFERS
Notary Public, State of Ohio
My Commission Expires:
November 2, 2025

Regina E. Jeffers
Notary Public Signature

My commission expires: Nov. 2, 2025

Application Check List

Please review for completeness

ITEMS TO BE SUBMITTED:

- ☐ Proof of ownership or Owner Affidavit.
- ☐ General Application
- ☐ \$285 Fee (must be submitted with the application by the application deadline).
- ☐ Rezoning Application with the following forms and attachments listed below.
- ☐ Please include the following Exhibits:
 - Exhibit A: Metes and bounds legal description or subdivision and lot number description (this can be obtained at the A.B. Graham Building).
 - Exhibit B: Site plan
 - Exhibit C: Rezoning request statement: List your reasons for the zoning district amendment.

Fees must be submitted at the time of application.



Report generated: Monday, September 13, 2021

Parcel Report



Code	De	Area
084	M	1040
086	SU	1040*

26	40	MLTI STORAGE (1040)	40	26
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Base Data

Parcel Number: 3400700034310011
Owner Name: JACKSON STEPHEN A JR
Property Address: 905 S LOWRY AVE,
SPRINGFIELD 45506
Percent Owned %: 100

Geographic

City: SPRINGFIELD CORPORATION
Township:
School District: SPRINGFIELD CSD

Mailing Address

Mailing Name: STEPHEN A JACKSON JR
Mailing Address: 626 DAYTON AVE
City State Zip: SPRINGFIELD OH 45506

Legal

Neighborhood: 340R0080 Legal 0.00
Acres:
Legal OAKWOOD Land Use: 599
Description: ALL OTHER
RESIDENTIAL
7977; Map 0034-05
Number:
Class: R

Valuation

Appraised Assessed (35%)
Land Value: \$570.00 \$200.00
Building Value: \$14,040.00 \$4,910.00
Total Value: \$14,610.00 \$5,110.00
CAUV Value: \$0.00
Taxable Value: \$5,110.00

Tax Credits

Homestead No
Exemption:
2.5% Reduction: No

Land

Description	Effective Lot Size	Act. Frontage	Acres	Sq. Foot	Value
REGULAR LOT	46 * 146	46	0.154	6,716	\$570.00

Land Totals

Effective Total Acres 0.154
Effective Total 6,716
Square Footage
Total Value \$570.00

Valuation

Appraised Assessed (35%)
Land Value: \$570.00 \$200.00
Building Value: \$14,040.00 \$4,910.00
Total Value: \$14,610.00 \$5,110.00
CAUV Value: \$0.00
Taxable Value: \$5,110.00

Commercial Construction

Sec.

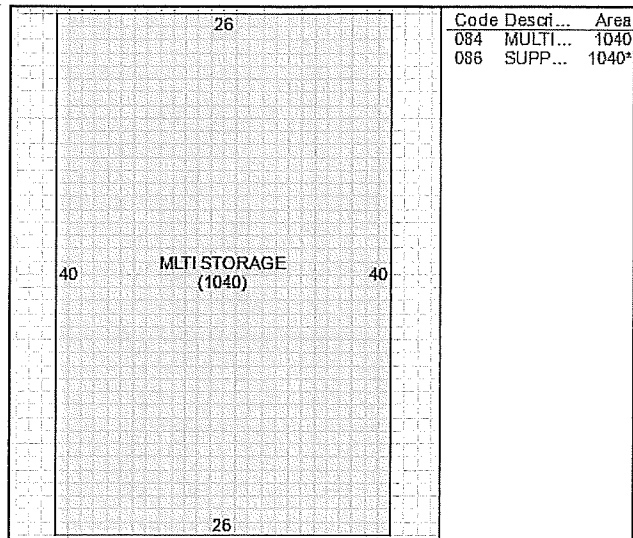
Num	From	To	Width	Length	Perimeter	Desc	Wall Height	Exterior	Const	Heat	AC
1	B1	B1	40	26	132	086	6	00	2	2	0
1	01	01	40	26	132	084	12	03	2	2	0

Photos



3400700034310011 04/13/2017

Sketches



Clark County, Ohio

Agenda Item # 6

Case # 21-RW-08

Right of Way Vacation

STAFF REPORT

TO: City Planning Board

DATE: September 28, 2021

PREPARED BY: Vaidehe Agwan

SUBJECT: Right-of-Way Vacation #21-RW-08

GENERAL INFORMATION:

Applicant: Richard A Rodgers, 1631 Lagonda Ave., Springfield, Ohio. 45503.

Requested Action: Request to vacate First Alley SW of Jasper St from Lagonda Ave SE to the 1st intersecting alley.

Petitioner's Comments: See attached Exhibit C

Adjoining Property Owners: See attached Exhibit B

File Date: September 20, 2021

RETURNED REPORTS:

Columbia Gas: No objections. No known equipment/facilities in the proposed alleys.

Spectrum: No objections. No known equipment/facilities in the proposed alleys.

AT&T: No response as of October 6, 2021.

Ohio Edison: No objections.

City Manager's Office: Recommends approval.

City Service Department: Pending comments as of Oct 6, 2021.

City Fire Department: Recommends approval.

City Building Department: Recommends approval.

City Police Department: Recommends approval.

City Planning/ Zoning Department: Recommends approval.

STAFF RECOMMENDATION:

The owner/ applicant wants the vacated alley space for private use. As there are garages whose access is through the alley requested to be vacated, a cross axis easement would need to be signed by all affected neighbors prior to City Commission public hearing.

Staff recommends approval of request to vacate alley.

ATTACHMENTS:

1. Vicinity map
2. Petition with petitioner's comments

21- RW-08 Alley Vacation 1631 Lagonda Ave.



(Google street view July 2018)



☒ Planning & Zoning

FOR OFFICE USE ONLY

Case #: 21-133
 Date Received: 9.20.21
 Received by: JLS
 Application Fee: \$ 40.00
 Review Type:
☐ Admin ☐ CPB ☒ BZA

GENERAL APPLICATION

A. PROJECT

1. Application Type & Project Description (*attach additional information, if necessary*):

ALLEY VARIATION

2. Address of Subject Property: 1631 LAGONDA AVE (ALLEY NEXT TO 1631)

3. Parcel ID Number(s): 340-07-00029-218-009 (1631 PARCEL)

4. Full legal description attached? ☐ yes ☒ no

5. Size of subject property: _____

6. Current Use of Property: PUBLIC ALLEY

7. Current Zoning of Property: _____

B. APPLICANT

1. Applicant's Status (*attach proof of ownership or agent authorization*) ☒ Owner

☐ Agent (*agent authorization required*)

☐ Tenant (*agent authorization required*)

2. Name of Applicant(s) or Contact Person(s): RICHARD A. ROGERS

Title: RETIRED FEDERAL EMP

Company (if applicable): _____

Mailing address: 1631 LAGONDA AVE

City: SPRINGFIELD State: OH ZIP: 45503

Telephone: (937) 207-6895 Fax: () _____

Email richard.rogers1629@gmail.com



■ Planning & Zoning

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION
Right-of-Way Vacation Application

Date 19 SEPTEMBER 2021

Applicant Name: RICHARD A. ROGERS

Address: 1631 LAGONDA AVE (ALLEY NEXT TO 1631)

Please include the following Exhibits:

Exhibit A

A plot plan is to be attached which indicates the right-of-way to be vacated.

Exhibit B

State the reason for the requested right-of-way vacation. (These statements will be considered by the Planning Staff, the City Planning Board, and the City Commission as the request is reviewed.) This is to be attached and made a part of this petition.

Exhibit C

If required by the City Planning Board, a cross-access easement agreement would need to be signed by all affected neighbors prior to the City Commission Public Hearing.

I, the undersigned, depose and state that I am an interested party in the right-of-way involved in this petition.

Richard A. Rogers
Signature

Application Check List

Please review for completeness

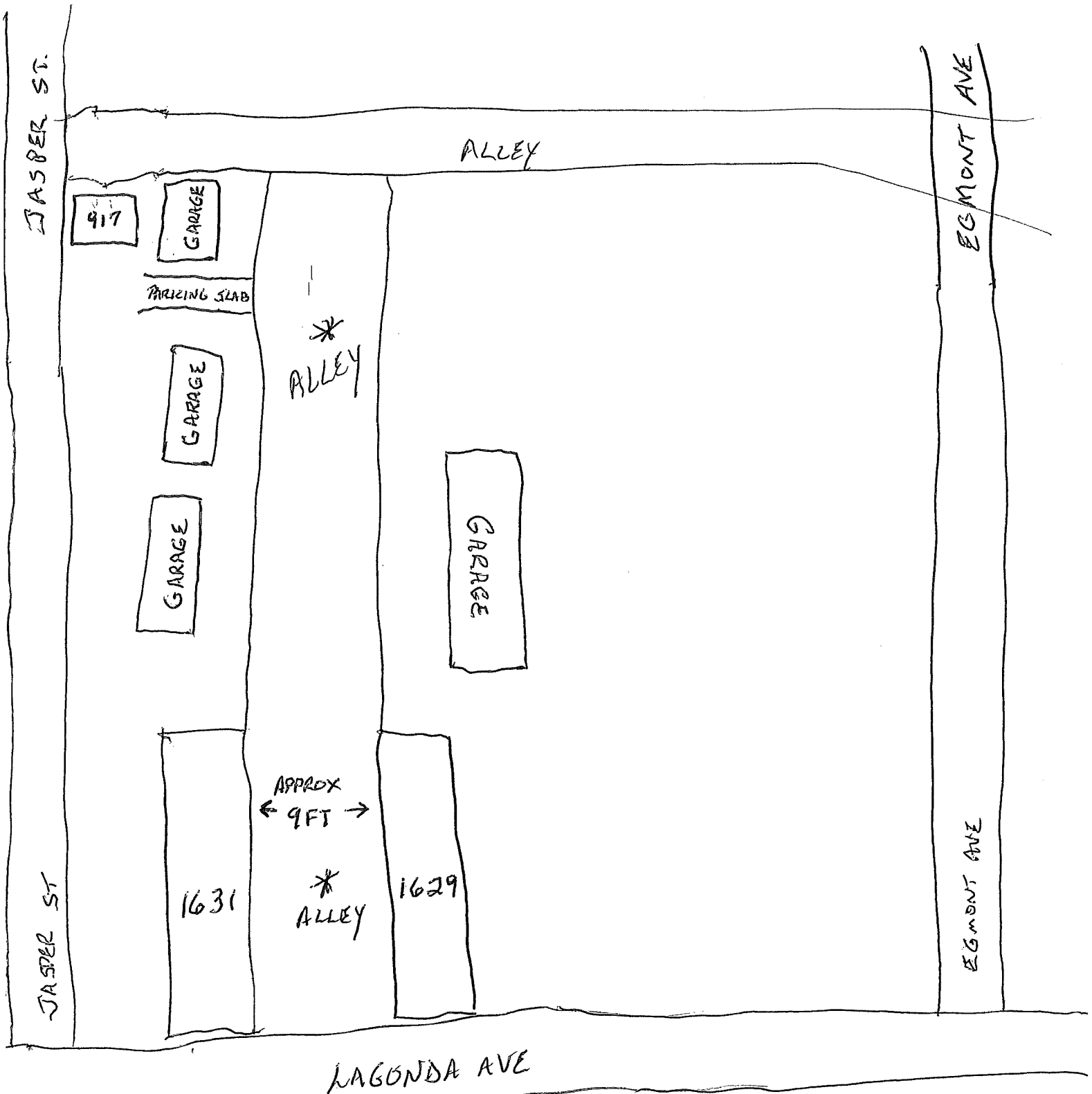
ITEMS TO BE SUBMITTED:

- ☐ Right-of-Way Vacation Application with attachments listed below.
- ☐ General Application
- ☐ \$90 (res.) or \$180 (comm.) Fee (must be submitted with the application).
- ☐ Please include the following Exhibits (Exhibits are to be attached and made part of the petition):
 - Exhibit A: A plot plan is to be attached which indicates the right-of-way to be vacated, the adjoining properties, and their owners.
 - Exhibit B: State the reasons for the requested right-of-way vacation. (These statements will be considered by the Planning Staff, the City Planning Board, and the City Commission as the request is reviewed).
 - Exhibit C: If required by the City Planning Board, a cross-access easement agreement would need to be signed by all affected neighbors prior to the City Commission Public Hearing

Fees must be submitted at the time of application.

EXHIBIT A

EXHIBIT B
(ON BACK)



* ALLEY REQUESTED TO BE VACATED

2021 CITY PLANNING BOARD ATTENDANCE

BOARD MEMBERS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
	11	8	8	12	10	7	12	9	13	11	8	13
Charlene Roberge Reso. 5878	P	N/A	P	N/A	n/a	N/A	NA	NA	NA	NA	NA	NA
Kathryn Lewis-Campbell Reso. 5960	P	N/A	P	P	P	P	P	A	P			
Charles Harris Reso. 5927	P	N/A	P	P	P	P	P	A	P			
Trisha George Reso. 5772	P	N/A	P	A	P	P	P	P	A			
James Smith Reso. 5987	A	N/A	P	N/A	n/a	NA	NA	NA	NA			
Alex Wendt Reso. 6006	P	N/A	P	A	P	P	A	P	A			
Jack Spencer Reso. 6055	A	N/A	P	P	P	P	P	A	P			
Amanda Fleming	P	N/A	P	P	P	A	P	P	P			
Peg Foley Reso. 6101	P	N/A	P	P	P	P	P	P	P			
Christin Worthington Reso. 6111	N/A	N/A	P	P	P	A	P	P	P			
Lorin M Wear III Reso. 6114	N/A	N/A	N/A	P	P	P	P	P	P			

NOTE: The first date shown is the most recent appointment/reappointment date. The second date represents the most recent term's expiration. The City Commission Resolution is also listed.



Planning & Zoning

CITY OF SPRINGFIELD
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING AND ZONING DIVISION

City Planning Board
Regular Meeting - First Monday following the First Tuesday of the Month
7:00 P.M. - City Forum, City Hall, 76 E. High St., Springfield, Ohio

City Planning Board
Meeting Date:

January 11, 2021
February 8, 2021
March 8, 2021
April 12, 2021
May 10, 2021
June 7, 2021
July 12, 2021
August 9, 2021
September 13, 2021
October 11, 2021
November 8, 2021
December 13, 2021

Lotsplit Variance,
Rezoning, and Final
Subdivision
Application
Deadline:

December 21, 2020
January 15, 2021
February 12, 2021
March 22, 2021
April 19, 2021
May 17, 2021
June 21, 2021
July 19, 2021
August 23, 2021
September 20, 2021
October 18, 2021
November 22, 2021

Board of Zoning Appeals
Regular Meeting-Third Monday of the Month
7:00 P.M.- City Forum, City Hall, 76 E. High St., Springfield, Ohio

Board of Zoning

January 20, 2021 *
February 17, 2021 *
March 15, 2021
April 19, 2021
May 17, 2021
June 21, 2021
July 19, 2021
August 16, 2021
September 20, 2021
October 18, 2021
November 15, 2021
December 20, 2021

Application Deadline:

December 28, 2020
January 25, 2021
February 22, 2021
March 29, 2021
April 26, 2021
May 28, 2021
June 28, 2021
July 26, 2021
August 30, 2021
September 27, 2021
October 25, 2021
November 29, 2021

* Denotes meeting day changed to Wednesday due to holiday.

Effective Date: December 2020

Prepared by the Planning and Zoning Division

2021 CITY COMMISSION CALENDAR

JANUARY 2021						
Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
MARCH 2021						
Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			
MAY 2021						
Su	M	Tu	W	Th	F	Sa
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31				Election Day	
JULY 2021						
Su	M	Tu	W	Th	F	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31
SEPTEMBER 2021						
Su	M	Tu	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		
NOVEMBER 2021						
Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	Budget Mtgs		Election Day	

FEBRUARY 2021						
Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28						
APRIL 2021						
Su	M	Tu	W	Th	F	Sa
Retreat				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	
JUNE 2021						
Su	M	Tu	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			
AUGUST 2021						
Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				
OCTOBER 2021						
Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
DECEMBER 2021						
Su	M	Tu	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	